

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 20440 BROOKING ROAD

KILLEEN, TX 76542



\$1,700,000



1 acres

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## DESCRIPTION

This property is located approximately 5 miles from the Williamson County line- just inside of Bell County and a 20 minute drive to Georgetown and HEB! Unlimited Potential – Ag-Exempt Land with Water, Power & Versatility Discover a rare opportunity to own an unrestricted, ag-exempt property with endless potential. Spanning open countryside with native grasses, mature trees, and two ponds, and a scenic overlook perfectly situated for your dream home, this land is currently used for livestock and seasonal hunting — and it's ready for your vision. Key improvements include: • 540-ft water well drilled in 2022 • 400-amp electric service installed with 5 electric poles and dedicated breakers for a future home, barn, and well • Improved access with caliche paving on the flag strip and a culvert to prevent water erosion • Interior livestock fencing added for easy pasture rotation and management • 5 strand barbed wire fence on all 4 sides of property including cattle guards at gates • Two ponds for natural water supply, plus an existing livestock watering trough • Ag Exemption in place for tax savings • Deer feeders convey for continued hunting use All portable buildings, cattle fencing, squeeze chutes, and farming equipment will be removed before closing. Whether you're building your dream home, creating a family compound, expanding agricultural operations, or investing in hunting land, this unrestricted land is a prime blank canvas. With critical infrastructure already in place, it's ready for immediate use or future development. Seize this unique opportunity — schedule your showing today!

**PROPERTY TYPE:** Land - UnimprovedLand

**MLS STATUS:** Active

**MLS:** 8438383

**YEAR BUILT:**

**COUNTY:** Bell

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 07/29/2025

**CENTURY 21**

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**800.451.8055**

**AREA:** KL

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 91.26

**LOT SIZE (SQFT):** 3,975,154

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Agricultural
- Bluff
- Cleared
- TreesLargeSize
- TreesMediumSize

## UTILITIES

**UTILITIES:**

- AboveGroundUtilities
- ElectricityConnected
- WaterAvailable
- SewerNotAvailable

**LISTED BY:** Crystal Scherer

**PHONE:** 512.809.3520

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** LPT Realty, LLC

**COMMUNITY:**

- None

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